

Exercise 3 Part A 051006

Appraisal/Summary Report

Uniform Residential Appraisal Report

File No.

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address: City Pahrump State Nev Zip Code 89061  
Borrower Owner of Public Record William Lyon Homes, Inc County Nye  
Legal Description B.1 L.37 PH.1 F#628343 .32A 273  
Assessor's Parcel # 46-411-37 Tax Year 05/06 R.E. Taxes \$ Unknown  
Neighborhood Name Mountain Falls Map Reference Pahrump 65-62-5F Census Tract 9804.06  
Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$ ☒ PUD HOA \$ 43.50 ☐ per year ☒ per month  
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)  
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)  
Lender/Client Department of Veterans Affairs Address Intended User - Any VA approved Lender  
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No  
Report data source(s) used, offering price(s), and date(s). MLS and Tax Records

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
The Subject property is a Purchase, and New Construction  
Contract Price \$ 231,525 Date of Contract 10/20/2005 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) Public Records  
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☒ Yes ☐ No  
If Yes, report the total dollar amount and describe the items to be paid. \$ 3,000 Seller credit towards upgrades and/or closing costs, provided  
Buyer obtain financing through Duxford Financial.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input checked="" type="checkbox"/> Over 6 mths	190+/- Low	New	Multi-Family	10 %
Neighborhood Boundaries Harris Farm Road to the North, Kellogg Road to the South, Bannavitch Street to the West, and Hafen Ranch Road to the East.								250+/- High	15+/-	Commercial	0 %
Neighborhood Description There were no apparent adverse factors which would affect the Subject's marketability. New construction and price increases for resales demonstrate a good market demand for the area. The improvements of the subject conform to surrounding homes. The market area provides good access to schools, shopping, recreational facilities, and major arteries of transportation.								230+/- Pred.	1+/-	Other Vacant	25 %

Market Conditions (including support for the above conclusions) Public Records of recent sales indicate a slight increase in value over the short term. All types of financing are readily available at rates purchasers consider attractive and sellers need not negotiate a sale on financing related concessions. Local Market conditions presently constitute a healthy supply/demand relationship.

Dimensions 50' X 103' Rectangular Area 5150 Sq.Ft. Shape Rectangular View Typical/None  
Specific Zoning Classification Open Zoning Zoning Description Open Zoning  
Zoning Compliance ☐ Legal ☐ Legal Nonconforming (Grandfathered Use) ☒ No Zoning ☐ Illegal (describe)  
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete	Floors	Cpt/Cr TI/Vin/Av		
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Frm/Stucco	Walls	Drywall/Average		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 0 sq. ft.	Roof Surface	Concrete Tile	Trim/Finish	Wood/Average		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish N/A %	Gutters & Downspouts	Overhangs	Bath Floor	Vinyl/Average		
Design (Style) Conventional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Alum Sliders	Bath Wainscot	Fiber Glass/Avg		
Year Built 2005	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	N/A	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) New	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Half Screens	<input checked="" type="checkbox"/> Driveway	# of Cars 3		
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	Concrete		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Elec.	<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence Block We	<input checked="" type="checkbox"/> Garage	# of Cars 3		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cvng	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							

Finished area above grade contains: 6 Rooms 3 Bedrooms 3 Bath(s) 1,615 Square Feet of Gross Living Area Above Grade  
Additional features (special energy efficient items, etc.). Concrete Drives, Landscaping & Irrigation, Block Wall fencing enclosing rear perimeter, Patio covering. New carpeting, Vinyl Flooring, new appliances, Fixtures, and Counter-tops.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). Existing improvements are in good condition. No known curable physical inadequacies were noted. Incurable depreciation is for structure age. No functional or external inadequacies are noted. Quality of construction is average for the market area.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe.



## Uniform Residential Appraisal Report

File No.

There are 70 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 250,000 to \$ 350,000				
There are 70 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 250,000 to \$ 286,000				
FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	Pahrump	5466 E Casano Street	5570 E Carrara Point Street	5500 E Carrara Point Street
Proximity to Subject		Same Subdivision	Same Subdivision	Same Subdivision
Sale Price	\$ 231,525	\$ 263,907	\$ 237,198	\$ 223,004
Sale Price/Gross Liv. Area	\$ 143.36 sq. ft.	\$ 148.76 sq. ft.	\$ 146.96 sq. ft.	\$ 147.59 sq. ft.
Data Source(s)	N/A	Escrow Number	Escrow Number	Escrow Number
Verification Source(s)	Inspection	05-413219-AC	05-04-05-412933-AC	05-41-3169-AC
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing	3,000	Conventional	Conventional	Conventional
Concessions	Closing Cost	None Known	None Known	None Known
Date of Sale/Time	10/20/2005	Csd. Nov. 05	Csd. Nov. 05	Csd. Nov. 05
Location	Average	Average	Average	Average
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	5150 Sq.Ft.	5,750 SF+/-	11,752 SF+/-	5,650 SF+/-
View	Golf View	Golf View	Golf View	Golf View
Design (Style)	Conv/1 Story	Conv/1 Story	Conv/1 Story	Conv/1 Story
Quality of Construction	Average	Average	Average	Average
Actual Age	New	New	New	New
Condition	Average	Average	Average	Average
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 3	6 3 2.00	5 3 2.00	5 3 2.00
Gross Living Area	1,615 sq. ft.	1,774 sq. ft.	1,614 sq. ft.	1,511 sq. ft.
Basement & Finished				
Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	C.Cool/FAU	C.Cool/FAU	C.Cool/FAU	C.Cool/FAU
Energy Efficient Items	Concrete Tile	Concrete Tile	Concrete Tile	Concrete Tile
Garage/Carport	2 Garages	2 Garages	2 Garages	2 Garages
Porch/Patio/Deck	C.Ent/Patio Cvng	C.Ent/Patio Cvn	C.Ent/Patio Cvn	C.Ent/Patio Cvn
Fireplace	None	None	None	None
Pool	None	None	None	None
Fence/Lands	Fence/Lands	Similar	Similar	Similar
Net Adjustment (Total)		[X] + 0	[X] - 3,500	[X] + 5,000
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0% \$ 263,907	Net Adj. -1.5% Gross Adj. 1.5% \$ 233,698	Net Adj. 2.2% Gross Adj. 2.2% \$ 228,004
I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain				
My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
Data source(s) MLS and Tax Records				
My research [X] did [ ] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.				
Data source(s) MLS and Tax Records				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	1st Time Sale	1st Time Sale	1st Time Sale	1st Time Sale
Price of Prior Sale/Transfer	New Construction	New Construction	New Construction	New Construction
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	December 19, 2005	December 19, 2005	December 19, 2005	December 19, 2005
Analysis of prior sale or transfer history of the subject property and comparable sales The Subjects' current and prior sales prices were not available, as per Nye county Public Records, and MLS data systems.				
Summary of Sales Comparison Approach. All Sales Comparables utilized are recently closed new sales of similar type Dwellings from the subjects' immediate Subdivision Project. Equal weight was given to all sales data. (See attached explanation of the adjustments)				
Indicated Value by Sales Comparison Approach \$ 232,000				
Indicated Value by: Sales Comparison Approach \$ 232,000 Cost Approach (if developed) \$ 235,000 Income Approach (if developed) \$ N/A				
The Income approach to value is not applicable on Single family owner occupied homes. The Cost approach is also not applicable.				
The Market approach best reflects market prices.				
This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:				
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 232,000 as of December 13, 2005, which is the date of inspection and the effective date of this appraisal.				

SALES COMPARISON APPROACH

RECONCILIATION



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ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Estimated site/value was derived via market extraction and recent land sales.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	= \$	45,000
Source of cost data <u>Marshall &amp; Swift Residential Cost Handbook</u>	Dwelling	1,615 Sq. Ft. @ \$ 80.00 .....	= \$ 129,200
Quality rating from cost service <u>Average</u> Effective date of cost data <u>12/15/05</u>		Sq. Ft. @ \$ .....	= \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Patio Covering/Built-ins		8,000
Physical depreciation is calculated by the economic age/life method. Cost figures derived via the Marshall and Swift Residential Cost Handbook and local building cost.	Garage/Carport	546 Sq. Ft. @ \$ 15.00 .....	= \$ 8,190
	Total Estimate of Cost-New		= \$ 145,390
	Less 60 Physical Functional External		
	Depreciation	\$0	= \$ ( 0)
	Depreciated Cost of Improvements .....		= \$ 145,390
	"As-is" Value of Site Improvements .....		= \$ 44,574
Estimated Remaining Economic Life (HUD and VA only) <u>60 Years</u>	INDICATED VALUE BY COST APPROACH .....	= \$	235,000

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$ N/A Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) \_\_\_\_\_

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☒ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project \_\_\_\_\_

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion. \_\_\_\_\_

Does the project contain any multi-dwelling units? ☐ Yes ☒ No Data source(s) \_\_\_\_\_

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion. \_\_\_\_\_

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options. \_\_\_\_\_

Describe common elements and recreational facilities. \_\_\_\_\_

## Uniform Residential Appraisal Report

File No. [REDACTED]

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Las Vegas, Nevada 89106  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature and Report January 6, 2006  
Effective Date of Appraisal December 13, 2005  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # Nevada  
State Nev  
Expiration Date of Certification or License 08/31/07

## ADDRESS OF PROPERTY APPRAISED

Pahrump, Nev 89061

APPRAISED VALUE OF SUBJECT PROPERTY \$ 232,000

## LENDER/CLIENT

Name \_\_\_\_\_  
Company Name Department of Veterans Affairs  
Company Address Intended User - Any VA approved Lender  
Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

- ☐ Did not inspect subject property  
☐ Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_  
☒ Did inspect interior and exterior of subject property  
Date of Inspection December 13, 2005

## COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street  
☒ Did inspect exterior of comparable sales from street  
Date of Inspection December 13, 2005



**SALES COMPARISON APPROACH**



## ADDENDUM

Borrower:

Property Address:

File No.: F

City: Pahrump

Case No.: 43-43-6-

Lender: Department of Veterans Affairs

State: Nev

Zip: 89061

### Legal Description

B.1 L.9 PH.1 F#628341 .17A 272

A.P.# 46-401-09

### Neighborhood Boundaries

The subject property is located in the City of Pahrump, Nevada. The Suburban Community of Pahrump is 63 Miles Northwest of Las Vegas, Nevada. Development throughout the Valley, which is 26 Miles by 12 Miles further growth expected. There is nearby access to schools, shopping, employment, police and Fire Protection and other essential services. The area is well accepted in the local real estate market. The Market area is comprised of average quality Single Family residences, Manufactured Dwellings, Custom and Semi-Custom Homes, Townhouses, Condominiums, commercial, and Multi-Family Dwellings. The Boundaries that encompass this market area are Harris Farm Road to the North, Kellogg Road to the South, Bannavitch Street to the West, and Hafen Ranch Road to the East. This appraiser has reviewed all the Social, Economical, Environmental, and Governmental forces in this market area and determined all of these factors to be of a positive influence. The location is well accepted in the local real estate market.

### Neighborhood Market Conditions

Market conditions are considered to be stable at present with all traditional forms of inducing available for qualifying borrowers and properties. Supply and demand would appear to be in balance with the majority of the selling within 180 days. Furthermore, there is not an inordinate amount of listings as relating to the amount of homes under contract and closed within the past 36 months. It is typical within the local market for the seller to pay all or part of the non-recurring closing cost, including loan discount points. The estimated marketing time for the subject property, based on current market conditions and trends, is estimated to be 3 to 6 months.

### Site Comments

The subject site is a rectangular shaped site. The subject site is typical for the market area. No Zoning in Nye County. No apparent adverse easements or encroachments were observed at the time of inspection, however a title report will reveal if any are associated with the subject site. In estimating the site value, the appraiser relied on local market knowledge, which is based on analysis of recent land sales and/or extraction of land value from improved sales. The sales were gathering from Public Records and MLS and were then analyzed in order to estimate the site value as indicated in the report.

### Adverse Environmental Conditions

In this appraisal assignment, the appraiser has no knowledge of any hazardous conditions (whether it exists on the property or any site within the immediate vicinity of the property) affecting the subject's value, such as the presence of hazardous waste, asbestos containing materials, urea-formaldehyde foam insulation, radon, air pollution etc, the appraiser urges the client to retain an expert in the field if desired. The appraiser has assumed that there are no hidden or unapparent conditions of the property, the subsoil etc., and is not responsible for any such conditions that do exist or for any engineering that might be required to discover whether such factors exist.

### Cost Approach Comments

The Marshall and Swift Residential Cost Handbook were utilized in estimating the cost new of the subject property. This handbook is relatively accurate with regard to cost in the Las Vegas area. The residence will be estimated on the replacement cost new basis, which is the total cost to replace improvement at current cost with modern materials and current design standards. These results in the estimated current cost of the improvements with similar utilities compared to the subject property.

### Comments on Sales Comparison

The adjustments under Gross Living Area, Room count, and Bathroom count were made at \$50.00 per square foot or a portion of the Subjects cost, as per the Marshall and Swift Cost Handbook, and rounded to the nearest \$500.00 increment. Site adjustments are based on \$.50 per square foot, for each additional square foot, over 1,000 square feet and rounded to the nearest \$500.00 increment.

### Final Reconciliation

All Sales Comparables utilized are new Sales of similar type Dwellings, from the subjects' immediate subdivision Project. Equal weight was given to all Sales data. Theses sales were felt to be the best available at the time of inspection, and does adequate support to the final value conclusion.

### Sales History

The marketing history of the subject property was researched for three years, unless otherwise noted in the appraisal report. If the subject property has been listed or sold within the past 36 months, this data will be



ADDENDUM

Borrower:		File No.:
Property Address:		Case No.:
City: Pahrump	State: Nev	Zip: 89061
Lender: Department of Veterans Affairs		

recorded in the appraisal report. This data will be according to review of public records and the local Multiple Listing Service.

**Deductions and Discounts**  
In keeping with USPAP, any financing concessions that influence the selling price of a comparable sale were addressed and accounted for to result in a market value that is free of discounts, deductions or other seller concessions.

**Prohibited Influences**  
This appraisal assignment was not based upon a requested minimum valuation, specific valuation, or approval of a loan. Employment of the appraiser was not conditioned upon the appraisal producing a specific value. Neither employment nor compensation is based on approval of any related loan application.

**Personal Property**  
Any personal property involved in the transaction has been excluded from the real property valuation. Should a transaction which included personal property, fixtures or intangible items occur, these items will be valued separately and not included in the estimate of market value.

**Self Containment/Use**  
This appraisal report is intended to be a self contained document containing all information necessary to enable a reader to understand the appraisers' opinion. This appraisal report is intended for use in a mortgage finance transaction only by the client listed in this report. This report is not intended for any other purpose or by any other parties not disclosed to the above referenced Appraiser. Any third party studies referred to such as pest control, structural, coils or hazardous not included with the report, they are maintained with our files and are available upon request by the client.

**Signature:**  
This Appraisal contains a "Password Secured Digital Signature" which is USPAP compliant and is authorized exclusively by the above referenced Appraiser. The signature carries the same level of authenticity and responsibility as an ink signature.



Appraisal/Summary Report  
**PLANNED UNIT DEVELOPMENT  
PROJECT INFORMATION**

Subject Unit Address:

Pahrump, Nevada 89061

File No.

Project Name: Mountain Falls

If completed:

No. Phases 10

No. Units 147

No. Sold 86

If incomplete: Planned

No. Phases N/A

No. Units N/A

No. Sold N/A

Units in Subject Phase:

Total 15

Completed 15

Sold 15

Rented 0-5

Approx. No. Units for Sale:

Subject Project N/A

Subject Phase N/A

Describe Common Elements and Recreational Facilities: The Home Owners Association fees includes: ASSNFEEES/CCRS/COMGOLF/COMREC

The following information is a continuation of the sales comparison analysis presented in the attached Form 70. The comparables used are the same as those used on the Form 70. Adjustments made for the specific project information presented below are made in the same manner and are included in the total adjustments stated in the Form 70.

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Project Name	Mt Falls	Mountain Falls		Mountain Falls		Mountain Falls	
Item	Description	Description	± Adj.	Description	± Adj.	Description	± Adj.
Common Elements and Recreation Facilities	ASSNFEEES/CCRS/COMGOLF/COMRC	ASSNFEEES/CCRS/COMGOLF/COMRC		ASSNFEEES/CCRS/COMGOLF/COMRC		ASSNFEEES/CCRS/COMGOLF/COMRC	
Mo. Assessment	\$43.50	\$43.50		\$43.50		\$43.50	
Leasehold/Fee	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
<b>TOTAL ADJUSTMENT</b>							0

Comments on the analysis of common property, monthly assessment, and ownership rights.: The monthly association fees and amenity packages of the Subject Developments are considered to have a positive affect on the value of the individual units within each project. Ownership rights are Fee simple.

Discuss H.O.A. Fees and any Utilities included.: All fees appear to be reasonable based o the number of units within each project.

Project Maintenance: The subject project appears to be adequately maintained.

Additional Comments: The Subject property meets the eligibility criterion to be classified as a Type "F" project as per Fannie Mae guidelines effective August 1, 1991.

Appraiser's Signature: \_\_\_\_\_

Date: 12/19/2005

Appraiser's Name: \_\_\_\_\_



Borrower: \_\_\_\_\_ File No.: \_\_\_\_\_  
Property Address: \_\_\_\_\_ Case No.: \_\_\_\_\_  
City: Pahump State: Nev Zip: 89061  
Lender: Department of Veterans Affairs



**Addendum to Fee Appraiser's Report: Client Requirements**

VA Case #: 43-43-6- \_\_\_\_\_

Property Address: \_\_\_\_\_

Subject/Comps Listing History:

	<u>Subject</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Listing	N/A	N/A	N/A	N/A	N/A	
Sales Price	\$231,525	\$263,907	\$237,198	\$223,004	\$246,598	
D.O.M	N/A	N/A	N/A	N/A		

The current sales price to listing price ratio is N/A %  
0 months ago sales price to listing price ratio was N/A %  
The current Average Marketing Time-for this market is N/A days.  
0 months ago the Average Marketing Time was N/A days.

VA Certification

"I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. *If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data.*"

Appraiser's Signature for VA Certification \_\_\_\_\_

Date 12/19/05

Appraised Value (from URAR): \$232,000

Data Source(s) for Subject and Comps:

	<u>Subject</u>	<u>Comp#1</u>	<u>Comp#2</u>	<u>Comp#3</u>	<u>Comp#4</u>	<u>Comp#5</u>
Source#1	Tax Records	Tax Records	Tax Records	Tax Records	Tax Records	
Source#2	MLS	MLS	MLS	MLS	MLS	

Comments on Sales Concessions or on Comps over 6 months old:  
None Known

RAM Information:

R (Received): 12/09/2005  
A (Appraised): 12/13/2005  
M (Mailed): 12/19/2005

Comments on RAM dates (if necessary use an addendum):

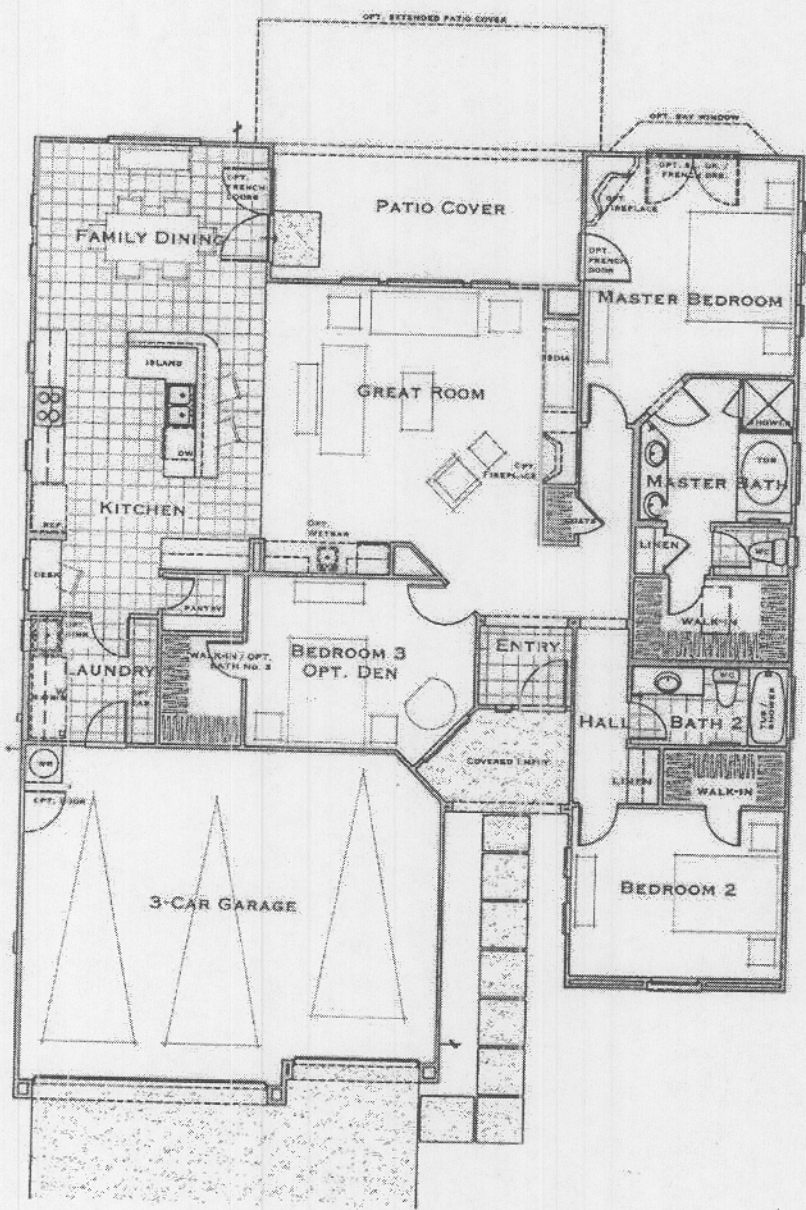
New Construction; unable to get parcel #,, and ect.; unable to get closed Comparable Sales.

Condominium/PUD Supplemental Information (N/A for all other property types)

VA/HUD Condo Approval ID# (Condos only): \_\_\_\_\_  
Comment on Adequacy of HOA Dues/Assessments: \_\_\_\_\_  
Phone# of HOA Management Company: \_\_\_\_\_



# Plan One



William Lyon Homes reserves the right in its sole discretion to make changes or modifications in prices, plans, brand names, features, materials, maps, colors, and specifications without prior notice. Model home interior decoration, landscaping, hardscape areas, fencing and other amenities are for display purpose only.